

**W. T. PLANNING BOARD MEETING, AUGUST 21, 2006, 7:30 P.M.**

**PRESENT:** Murray Frank, Susan Silva, Mark Yale, Ginny Jones, Leah Smith

**ABSENT:** David Douglas

**ALSO PRESENT FOR ALL OR PART OF THE MEETING:** Reid Silva, Chaz Deary, Ellie Wise, Carol Hunter, Glenn Provost

**NEW BUSINESS**

**Ellie Wise, Site Plan Review, M11 L 25.21, 49 Lamberts Cove Road:** Planning Board members reviewed the plans for this single-family residence over 3,000 sq. ft. Board members asked Ellie Wise and her builder Chaz Deary to stake the corners of the house and show the ridge height. Ginny also asked that the project incorporate non-reflective glass, energy efficient materials and appliances, and native plantings.

**Reid Silva, Possible Form A, Stoney Hill Road, Map 10 Lot 201:** Reid Silva showed a plan to divide this 31-acre lot (3.8 acres are in Tisbury) into five lots. His parents own the property. The lot has 700 feet of frontage on Stoney Hill Road. Reid said that although the plan shows each lot having frontage on Stoney Hill, he would like to have a single winding drive with easements to access the five lots. Glenn Provost said that it would result in minimal density, but that the issue for the Form A would be the adequacy of the road. Murray asked whether an open space plan had been considered. Reid said that the family's intent is for all 4 brothers to receive a lot and also to help his parents retire. Susan said the proposal would be a good neighbor to the high-density co-housing. She asked that the number of driveway cuts be minimized.

Mark noted that because this would be a Form A, the Board could not condition it against further subdivision. He stated that Affordable Housing Committee members would be disappointed that there is not an affordable housing element.

Board members agreed to a site visit to determine adequacy of the road. Ginny said it would be nice to see a dormant bicycle easement adjacent to Stoney Hill Road on the plan.

**Nyama Wingood, Site Plan Review, Retail Business in the MB District, 505 State Road:** Nyama Wingood outlined her proposed retail business to primarily sell local crafts, clothing and jewelry. She would like to offer coffee and tea, and realizes that any food/beverages sales are regulated by the Board of Health. She would like to stay open every day year-round from 10 a.m. to at least 8 p.m. or as late as the town will permit.

Mark noted that the Board had visited the site a year ago for a different proposed retail business. He asked whether any changes had been made to the parking or entrances. Nyama said there had been no changes made. Leah said she saw no reason to make a site visit. Ginny reminded that the sign bylaw, including lighting of signs, must also be met. Susan noted that the site has adequate parking, and a handicap access. Mark made a motion to approve the proposed use, with the provision that all food service be approved by the Board of Health; all in favor.

**Site Plan Review: Monte Bizzarro, Chris Ewing, Storage of Heavy Equipment on M21, L12, Light Industrial Zone:** Monte Bizzarro and Chris Ewing explained that they were considering purchasing one acre of this three acre lot, currently owned by Peter Williams. Before they purchase, however, they would like an indication from the Board as to whether it would allow their proposed use. They would like to park 4 refuse trucks and one dump truck on the site, as well as storing dumpsters that are not on a job site. In the summer, trucks leave for work at 6 a.m. and return between 3 and 4 p.m. In the winter, trucks leave at 7 a.m. and return between 3 and 4 p.m. Trucks and dumpsters would be stored empty. They propose to site the parking as far away from any residential properties as possible and would have a large, treed buffer zone.

Mark noted that they would need frontage on an existing road to create the lot. Susan said the Board would need to determine that Pine Hill Path is suitable for a Form A application for this industrial use. She said she would like to see a buffer protecting existing residential properties. Leah said additional screening might be conditioned.

Board members agreed to make a site visit. Ginny said it would be helpful to have the proposed entry marked. Susan agreed. Mark said that he felt uses such as the one proposed here were why the LI district was created.

**Site Plan Review, Troy and Laura Maciel, Single-Family Residence, Map 10, Lot 58:** The Board reviewed a set of plans for a house, an attached garage with an office above, and a detached garage with an apartment above. It was referred to the Board by the Building Inspector because it is over 3,000 sq. ft. Ginny noted that the proposal is different than that approved by Special Permit from the ZBA. She noted that too much was being proposed for this small lot. Board members directed Simone to look into the discrepancy.

#### **OLD BUSINESS**

**Bollin Road Name:** Simone reported that the Bollins had proposed “Kayleigh Way” as the name of their subdivision road. Board members directed Simone to let the Bollins know that it is somewhat similar to Kelly Lane; they did not, however, disapprove of the name.

**Rattner MVC Referral:** Murray, Susan and Mark reported on the LUPC meeting at which the Rattner projects were discussed. Murray said the LUPC voted unanimously, with one member abstaining, to refer the projects to the full Commission for concurrence review. He directed Simone to draft a letter clarifying that the referral was discretionary as well as “once a DRI, always a DRI.”

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,  
Simone DeSorcy, assistant      **approved 9/25/06**